072.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	809,700 / 809,700
					USE VALUE:	809,700 / 809,700
					ASSESSED:	809,700 / 809,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BECKER SIDNEY M & SARAH L
Owner 2:	
Owner 3:	
Street 1:	14 STOWECROFT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .211 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Wood Shingle Exterior and 1949 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9180.000	322,300	600	486,800	809,700
Total Card	0.211	322,300	600	486,800	809,700
Total Parcel	0.211	322,300	600	486,800	809,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.44 | /Parcel: 415.44

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	45579
GIS Ref	
GIS Ref	
Insp Date	10/08/18

!6075!

PREVIOUS ASSESSMENT

Parcel ID: 072.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	322,300	600	9,180.	486,800	809,700		Year end	12/23/2021
2021	101	FV	312,600	600	9,180.	486,800	800,000		Year End Roll	12/10/2020
2020	101	FV	312,600	600	9,180.	486,800	800,000	800,000	Year End Roll	12/18/2019
2019	101	FV	249,500	600	9,180.	452,000	702,100	702,100	Year End Roll	1/3/2019
2018	101	FV	249,500	600	9,180.	452,000	702,100	702,100	Year End Roll	12/20/2017
2017	101	FV	249,500	600	9,180.	396,400	646,500	646,500	Year End Roll	1/3/2017
2016	101	FV	249,500	600	9,180.	361,600	611,700	611,700	Year End	1/4/2016
2015	101	FV	243,500	600	9,180.	319,900	564,000	564,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:16:25

LAST REV

Date	Time
02/12/19	13:02:23
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6075

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NARDELLA LOUIS/	24441-281		4/8/1994		265,000	No	No	Y	

USER DEFINED

Prior Id # 1:	45579
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/15/1994	422		3,500					ENCLOSE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
12/19/2008	Meas/Inspect	372	PATRIOT
1/13/2000	Mailer Sent		
1/12/2000	Inspected	276	PATRIOT
1/5/2000	Missed Appt.	263	PATRIOT
10/12/1999	Measured	256	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9180		Sq. Ft.	Site		0	70.	0.76	12									486,782						486,800	

Total AC/HA:	0.21074	Total SF/SM:	9180	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	486,782	Spl Credit		Total:	486,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18873775
Const Adj.:	0.99000001
Adj $ / SQ:	152.991
Other Features:	85684
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	437964
Depreciation:	115623
Depreciated Total:	322342

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1 HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

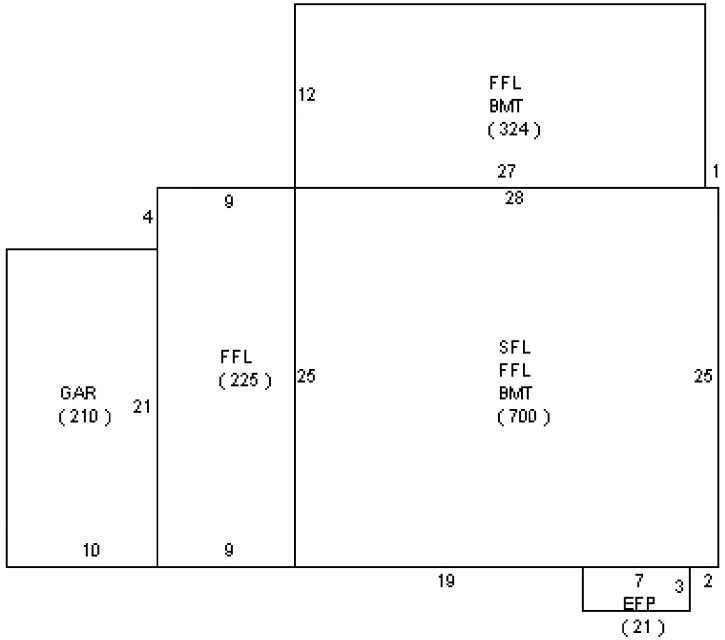
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	152.99
Special Features:	0	Val/Su Net:	100.59
Final Total:	322300	Val/Su SzAd	165.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,249	152.990	191,085
BMT	Basement	1,024	45.900	46,999
SFL	Second Floor	700	152.990	107,093
GAR	Garage	210	26.640	5,594
EFP	Enclos Porch	21	71.870	1,509

Net Sketched Area:	3,204			Total:	352,279
Size Ad	1949	Gross Area	3204	FinArea	1949

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 072.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10X10	A	AV	1980	8.00	T	31.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:	Total: 600